

19 May 2026

Job No: 1016043.2000-MEN-FTAA-HW.v1

Precinct Properties New Zealand Limited
C-/RCP Limited
25 Hargreaves Street
Auckland 1011

Attention: Bianca Hurrell

Dear Bianca

Downtown Carpark Site Development FTAA -2512-1158 - Response to Healthy Waters Technical Memo

1 Introduction

Precinct Properties New Zealand Limited (Precinct) has engaged Tonkin and Taylor Limited (T+T) to provide geotechnical, environmental engineering, civil and infrastructure consultancy services for the proposed Downtown Carpark Site Development (“**Project**”).

T+T have reviewed the Auckland Council Technical Specialists Memo – Healthy Waters and Flood Resilience¹. This letter report has been prepared for the Fast Track Approval (FTAA) Panel in response to that memo. RCP/Precinct has requested that we provide comments on the proposed conditions outlined in the technical specialist memo. Our comments in response to the Healthy Waters and Flood Resilience memo are set out in Section 2 below. Other specialist matters are addressed in separate letter reports.

2 Auckland Council proposed conditions

Auckland Council’s Healthy Waters and Flood Resilience propose the following Consent Condition:

Prior to the lodgement of any Engineering Plan Approval (EPA) relating to the public stormwater network, the Consent Holder must ensure that a Stormwater Management Plan (SMP) has been prepared and formally adopted under Auckland Council Regionwide Network Discharge Consent (RWNDC).

The adopted SMP must demonstrate compliance with the relevant requirements of Schedule 4 of the RWNDC and must apply to all stormwater discharges to the public stormwater network associated with the development.

¹ 8. Technical Specialists Memo – Healthy Waters and Flood Resilience prepared by Hillary Johnston – Healthy Waters Fast Track Lead, fast track application number: FTAA -2512-1158 (BUN60460864, LUC60460865, DIS60460866 and WAT60460867) Document name: 8. Memo - Healthy Waters.pdf, dated 22 April 2026.

Advice Note:

The consent holder is advised that as they have not sought a private diversion and discharge consent as part of their FTAA application, and as their FTAA application stipulates that they will rely on the RWNDC, it is at the Applicant's risk to proceed at this point without adoption an SMP or a private consent.

T+T response:

T+T supports this proposed condition and does not recommend any changes to the wording of the proposed condition.

As the development will be discharging into the public stormwater network, and is classified as large brownfields under the Auckland Council Regionwide Network Discharge Consent (RWNDC), it is appropriate that a site-specific Stormwater Management Plan (SMP) is prepared and formally adopted prior to lodgement of Engineering Plan Approval (EPA) for works affecting the public stormwater network. This will ensure that:

- Stormwater discharges associated with the development are appropriately managed and demonstrate compliance with the requirements of Schedule 4 of the RWNDC.
- Healthy Waters and Flood Resilience are able to support the proposed approach to stormwater management at EPA stage.
- There is a pathway for the proposed extension to the stormwater network to be vested in Auckland Council ownership.

3 Applicability

This report has been prepared for the exclusive use of our client Precinct Properties New Zealand Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

We understand and agree that our client will submit this report as part of an application under the Fast-track Approvals Act 2024 and that an Expert Panel as the consenting authority will use this report for the purpose of assessing that application. We understand and agree that this report will be used by the Expert Panel in undertaking its regulatory functions.

Tonkin & Taylor Ltd

Report prepared by:



Ashleigh McLean
Senior Civil Engineer

Authorised for Tonkin & Taylor Ltd by:



Peter Millar
Project Director

Technical Review by: Lisa Dowson
Senior Water Resources Consultant

19-May-26

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